

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS CAREFULLY

REF - 14 - 2

Wayne Coates  
 Hamilton County Recorders Office  
 Doc #: 13-0072229 Type: REF  
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1232601915U

A. NAME & PHONE OF CONTACT AT FILER [optional]  
**Claria D. Horn**

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

**Claria D. Horn  
 Frost Brown Todd LLC  
 250 West Main Street, 28th Floor  
 Lexington, KY 40507**

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

## 1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

X OR

1a. ORGANIZATION'S NAME  
**Cincinnati Christian University**

1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

## 1c. MAILING ADDRESS

**2700 Glenway Avenue**

CITY **Cincinnati** STATE **OH** POSTAL CODE **45204** COUNTRY **USA**

ADD'L INFO RE ORGANIZATION DEBTOR 1d. TYPE OF ORGANIZATION **non profit corp** 1e. JURISDICTION OF ORGANIZATION **Ohio**

## 2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

OR

2a. ORGANIZATION'S NAME

2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

## 2c. MAILING ADDRESS

ADD'L INFO RE ORGANIZATION DEBTOR 2d. TYPE OF ORGANIZATION 2e. JURISDICTION OF ORGANIZATION

## 3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

X OR

3a. ORGANIZATION'S NAME  
**Central Bank & Trust Co.**

3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

## 3c. MAILING ADDRESS

**300 West Vine Street**

CITY **Lexington** STATE **KY** POSTAL CODE **40507** COUNTRY **USA**

## 4. This FINANCING STATEMENT covers the following collateral:

All fixtures of the Debtor, whether now owned or hereafter acquired, located on, or used in connection with, the real property described on Exhibit A attached hereto and made a part hereof, and all products and proceeds thereof.

## 5. ALTERNATIVE DESIGNATION [if applicable]:

☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER  
☐ AG. LIEN ☐ NON-UCC FILING

## 6. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL

☐ ESTATE RECORDS. Attach Addendum

[if applicable]

## 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s)

[optional] [ADDITIONAL FEE]

☐ All Debtors☐ Debtor 1 ☐ Debtor 2

## 8. OPTIONAL FILER REFERENCE DATA

**HAMILTON COUNTY RECORDER**

FILING OFFICE COPY — (FORM UCC1) (REV. 01/11/08)

**UCC FINANCING STATEMENT ADDENDUM**

FOLLOW INSTRUCTIONS CAREFULLY

**9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT**

9a. ORGANIZATION'S NAME

OR

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

**10. MISCELLANEOUS:**

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

**11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names**

OR

11a. ORGANIZATION'S NAME

Cincinnati Christian University

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

**11c. MAILING ADDRESS**

CITY

STATE

POSTAL CODE

COUNTRY

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

11d. TYPE OF ORGANIZATION

11e. JURISDICTION OF ORGANIZATION

**12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)**

12a. ORGANIZATION'S NAME

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

**12c. MAILING ADDRESS**

CITY

STATE

POSTAL CODE

COUNTRY

**13. This FINANCING STATEMENT covers**

timber to be cut or



as-extracted collateral, or is filed as a



fixture filing.

**14. Description of real estate:**See Exhibit "A" attached hereto and made a part  
hereof**15. Name and address of a RECORD OWNER of above-described real estate**

(if Debtor does not have a record interest):

**16. Additional collateral description:****17. Check only if applicable and check only one box.**Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or☒ Decedent's Estate**18. Check only if applicable and check only one box.**☐ Debtor is a TRANSMITTING UTILITY☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years☐ Filed in connection with a Public-Finance Transaction — effective 30 years

FILING OFFICE COPY — NATIONAL UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (REV. 01/11/08)

**EXHIBIT "A"****PARCEL 1**

Situated in Section 30, Township 4, Fractional Range 1, of the Miami Purchase, in the City of Cincinnati, Hamilton County, Ohio and being part of Lot #29 of Charles Lehman's Subdivision (Plat Book 109, page 149), Hamilton County Records), acreage abutting thereto the south, and also a 1.22 acre tract described in the deed of the Sheriff of Hamilton County to the Harry Goldblatt Realty Company recorded in Deed Book 1060, page 217 of said County Records, and is more particularly bounded and described as follows:

Beginning at a point in the south right-of-way line of Lehman Road, which point is South 97 deg. 46' East 446.98 feet from the northwest corner of Lot #82 of William H. Neff's Subdivision (Plat Book 11, page 58, Hamilton County Records); thence from said beginning point, continuing along the south line of Lehman Road, South 87 deg. 46' East 172.69 feet to an angle in said road; thence South 64 deg. 21' East along the north line of said Lot #29, 248.82 feet to the southerly corner of William B. Dobson Estate Subdivision (Case 31665 S.C. BB.4, page 286 Hamilton County Records); thence South 58 deg. 44' East 90.00 feet to a point in the west line of Rudolph Avenue; thence along said west line South 32 deg. 15' West 50.00 feet to an angle; thence South 10 deg. 20' West continuing along the west line of Rudolph Avenue 338.62 feet to a point in the south line of said Lot 29; thence continuing along the west line of Rudolph Avenue, South 10 deg. 20' West 137.93 feet; thence North 97 deg. 46' West 286.28 feet to a corner; thence due North, crossing the south line of Lot #29 at 136.65 feet, for a distance of 160.00 feet; thence North 67 deg. 41' 30" West 160.00 feet, thence North 22 deg. 18' 30" East 166.00 feet; thence South 67 deg. 41' 30" East 60.00 feet; thence North 22 deg. 18' 30" East 216.51 feet; thence North 49 deg. 34' West 168.44 feet to the point of beginning containing 5.240 acres.

The above herein described tract shall be subject to an easement of right of way for all roadway purposes, said easement of right-of-way being over a strip of land which extends from the south side of Lehman Road to the southerly side of the above described and being 20 feet in width, 10 feet in width on each side of a centerline which is described as follows:

Beginning in the south side of Lehman Road at a point which is South 87 deg. 46' East 463.15 feet from the north west corner of said Lot #82 of William H. Neff's Subdivision; thence from said point South 49 deg. 34' East 199.74 feet to a point of curve; thence curving to the right along the arc of circle having a radius of 50.00 feet and a central angle of 71 deg. 52' 30" for a distance of 62.72 feet; thence South 22 deg. 19' 30" West 121.81 feet; thence South 1 deg. 02' 05" East 69.71 feet; thence South 11 deg. 50' 55" West 109.23 feet; thence South 2 deg. 16' 08" West 185.07 feet more or less to a point in the south line of the first above described, said point being South 87 deg. 46' East 31.7 feet from the southerly south west corner of said tract.

Deed Book 4266, Page 657

Parcel Number: 172-17-13 & 14 (cons.)

## **PARCEL 2**

Situated in Section 30, Township 4, Fractional Range 1, of the Miami Purchase, in the City of Cincinnati, Hamilton county, Ohio and being part of Lot 29 of Charles Lehman's Subdivision (Plat Book 109, page 149, Hamilton County Records), acreage abutting thereto to the south, and as more particularly bound and described as follows:

Beginning at a point which is the north east corner of Lot 83 of William H. Neff's Subdivision as recorded in Plat Book 11, page 58 of the Hamilton County, Ohio records, and then extending eastwardly along the south line of Lehman Road South 87 deg. 46' East 336.17 feet to a point, said point being the point of beginning in the description set forth in Deed Book 4266, page 659 of the Hamilton County, Ohio records; thence south 49 deg. 34' East, 168.44 feet to a point; thence south 22 deg. 18' 30" West, 216.51 feet to a point; thence North 67 deg. 41' 30" West 60 feet to a point; thence South 22 deg. 18' 30" West, 166 feet to a point; thence South 67 deg. 41' 30" East 160 feet to a point; thence due south 160 feet to a point; thence South 87 deg. 46' East 286.28 feet to a point in the West line of Rudolph Avenue; thence South 12 deg. 20' West along the west line of Rudolph Avenue, 555.72 feet to a point; thence North 88 deg. 24' West 574.30 feet to a point in the North line of Glenway Avenue; thence along the North line of Glenway Avenue, North 42 deg. 0' West 562.40 feet to a point; thence North 57 deg. 48' West, 8.32 feet to a point which point is in the East line of the said William H. Neff's Subdivision; thence North 36 deg. 0' East along the East line of the said William H. Neff's Subdivision, 476.27 feet to a point; thence North 19 deg. 01' East, 229.80 feet to a point in the East line of Lot 84 of said William H. Neff's Subdivision, thence North 5 deg. 12' East along the east line of said William H. Neff's Subdivision, North 5 deg. 12' East, 231.98 feet to the point and place of beginning. A survey of this property was made by Nelson M. Clinton, State of Ohio Surveyor No. 1146 on June 7, 1983 and is filed with the Hamilton County Engineer's Office on the second floor of the Hamilton County Administration Building.

Deed Book 1843, page 413 and Deed Book 1843, Page 470

Parcel Number: 172-0017-0001 (1-6 cons.)

## **PARCEL 3**

Situate in the City of Cincinnati, in Section 30, Town 4, Fractional Range 1, and Section 25 and Town 3, Fractional Range 2 of the Miami Purchase, Hamilton County, Ohio, and more fully described as follows:

Beginning at the intersection of the northerly line of Lehman Road and the westerly line of Charles Lehman's Subdivision as per plat thereof recorded in Deed Book 109, page

149 of the Records of Hamilton County, Ohio; thence northwardly with the said westerly line of said Subdivision 547.43 feet to a point; thence south 88 deg. 5' East 393.50 feet to a point in the westerly line of Orange Avenue; thence South 24 deg. 38' East with said westerly line of Orange Avenue, 615.78 feet, more or less, to the intersection of said westerly line of Orange Avenue and said northerly line of Lehman Road; thence north 87 deg. 46' west 665.37 feet to the point of beginning, containing 6.669 Acres; being part of Lots Nos. 23 and 24 of said Charles Lehman's Subdivision; Together with a right of way for all purposes of transit and set forth in Parcel 1 of Deed Book 4249, pages 445.

Deed Book 4249, Page 445

Parcel Number: 172-0013-0021 and 172-0013-0022

#### **PARCEL 4**

Situate in Section Thirty (30), Storrs Township, and in Section Twenty-five (25) in Millcreek Township, both now in the City of Cincinnati, County of Hamilton and State of Ohio, being part of Lots numbered Four (4) and Five (5) as shown upon the plat of George Milne of the Mt. Harrison Property, recorded in Deed Book No. 125, page 612, of the records of said county, bounded and more particularly described as follows:

Beginning at a point in the north line of Lehman Road at the southeast corner of Lot No. Five (5) as shown upon the plat of George Milne of the Mt. Harrison Property recorded as shown above; thence northwardly along the east line of said Lot No. Five (5), five hundred and seventy (570) feet to the northeast corner of said Lot No. (5); thence westwardly parallel to the north line of Lehman Road and along the north line of said Lots Nos. Four (4) and Five (5), five hundred and twenty-eight (528) feet to the northwest corner of said Lot No. Four (4); thence southwardly along the west line of said Lot No. Four (4); three hundred (300) feet to a point in the west line of said Lot No. Four (4); thence eastwardly parallel to the north line of Lehman Road, two hundred and ninety-three (293) feet to a point; thence southwardly parallel to the east line of said Lot No. Five (5), two hundred and seventy (270) feet to a point in the north line of Lehman Road; thence eastwardly along the north line of Lehman Road, two hundred and thirty-five (235) feet to the southeast corner of said Lot No. Five (5) and the place of beginning. Being the same premises conveyed to the Grantor herein by deed recorded in Deed Book 4068, page 360 of the records of Hamilton County, Ohio. Approximately 5 acres.

Deed Book 4249, Page 445

Parcel Number: 172-0013-0109

#### **PARCEL 5**

Being Lot No. 82 of the Subdivision made by William Howard Neff, a plat of which is recorded in Plat Book 11, Page 58 of the Records of Hamilton County, Ohio. Said lot has a frontage of fifty (50) feet on South side of Lehman Avenue.

Deed Book 3913, Page 646

Parcel Number: 172-0018-0015

#### **PARCEL 6**

Being Lot No. 83 of William Howard Neff's Subdivision, as recorded in Plat Book 11, page 58 of the Hamilton County, Ohio Records. Said lot has a frontage of 60.81 feet on the south side of Lehman Avenue, being all of Lot Nos. 82 and 83 of the Subdivision made by William Hoard Neff, a plat of which is recorded in Plat Book 11, page 58 of the Records of Hamilton County, Ohio. Said lots have a combined frontage of 110.81 feet on the south side of Lehman Avenue.

Deed Book 3913, Page 646

Parcel Number: 172-0018-0016

#### **PARCEL 7**

Located in the City of Cincinnati, Hamilton County, Ohio and being all of Lots 84 and 85 of William Howard Neff's Subdivision as recorded in Plat Book 11, Page 58 of the Hamilton County, Ohio Recorder's Plat Records.

Deed Book 3738, Page 566

Parcel Numbers: 172-0018-0030 and 172-0018-0031

#### **PARCEL 8**

Situate in the City of Cincinnati, County of Hamilton and State of Ohio, and being more particularly described as follows:

Being known and described as the east forty (40) feet of Lot Numbered Seventy-six (76) and all of Lot No. Seventy-nine (79) of Wm. H. Neff's Subdivision, as recorded in Plat Book 11, page 58, Hamilton County, Ohio Plat Records.

Deed Book 4332, Page 509

Parcel Numbers: 172-0018-0029 and 172-0018-0081

#### **PARCEL 9**

Situated in the City of Cincinnati, Hamilton County, Ohio, Section 30, Town 4, Fractional Range 1, Storrs Township, and being part of Claypole Avenue, and also part of an unnamed street as shown on the Plat of William H. Neff's Subdivision as recorded in Plat Book 11, Page 58, Hamilton County, Ohio Records, and is more particularly bounded and described as follows:

Beginning in the north line of Claypole Avenue, at the corner common to Lots 79 and 85 of William H. Neff's Subdivision; thence South 88' 08' 30" East along said north line 126.82 feet more or less to the easterly terminus of Claypole Avenue at the west line of the Cincinnati Bible Seminary property; thence along said Cincinnati Bible Seminary line South 18' 50' West 219.56 feet more or less to a point on the easterly extension of the south line of Lots 78 and 86; thence North 88' 08' 30" West along said easterly extension of the south line of Lots 78 and 86, a distance of 26.14 feet to the south east corner of said Lot No. 86; thence North 18' 50' East along the easterly side of said Lot 156.83 feet more or less to the north east corner of said Lot No. 86 and south line of Claypole Avenue; thence North 88' 08' 30" West along said line 81.79 feet to the north west corner of said lot; thence North 1' 18' 30" East 60.00 feet to the point of beginning, containing 10,963 square feet.

This description was prepared by Nelson M. Clinton, Registered Surveyor 1146 in Ohio.

Being part of the land dedicated for street purposes by plat of William H. Neff's Subdivision, recorded in Plat Book 11, Page 58, Hamilton County, Ohio, Recorder's Office.

Deed Book 4222, Page 772

Parcel Number: 172-0018-0085

#### **PARCEL 10**

Situated in the City of Cincinnati, Hamilton County, Ohio and being Lot No. 78 of William H. Neff's Subdivision as recorded in Plat Book 11, page 58, Hamilton County, Ohio Records.

Deed Book 4065, Page 915

Parcel Number: 172-0018-0044

#### **PARCEL 11**

Situated in the City of Cincinnati, Hamilton County, Ohio and being Lot No. 86 of William H. Neff's Subdivision as recorded in Plat Book 11, page 58, Hamilton County, Ohio Records.

Deed Book 4065, Page 916

Parcel Number: 172-0018-0045

**PARCEL 12**

INTENTIONALLY OMITTED

**PARCEL 13**

Lots No. Eighty (80) and Eighty-One (81) of the subdivision made by William Howard Neff, a plat of which is recorded in Plat Book 11, page 58 of the records of Hamilton County, Ohio.

Being the same premises conveyed to the grantors herein by deed recorded in Deed Book 3010, page 108, Hamilton County, Ohio Records.

Deed Book 7425, Page 810

Parcel Number: 172-0018-0013

**PARCEL 14**

Situated in the City of Cincinnati, Hamilton County, Ohio, to-wit:

Lot Number Thirty-Four (34) of William Howard Neff's Subdivision as recorded in plat book 11, page 58 of the Records of Hamilton County, Ohio.

Said premises fronting fifty (50) feet on the southerly side of Lehman Road and extending one hundred and fifty (150) feet in depth along the Easterly side of Wing Avenue, on Price Hill, and being the same width in rear as in front.

Deed Book 6648, Page 4653

Parcel Number: 172-0018-0001

**PARCEL 15**

Situated in the City of Cincinnati, Hamilton County, Ohio and being known as part of Lot No. 91 and part of Lot No. 88 of the William H. Neff Subdivision, as recorded in Plat Book 1, page 58, Hamilton County, Ohio Plat Records, and being more particularly described as follows: Beginning at a point in the South line of Sterrett Avenue at the Northwest corner of said Lot No. 91; thence extending Southwardly along the westerly line of said Lot No. 91 a distance of 74.91 feet to a point 20 feet northeasterly of the southwest corner of said Lot No. 91; thence extending southeastwardly a distance of 53 feet, more or less, to a point in the East line of said Lot No. 91, which point lies 10 feet northeasterly from the Southeast corner of said Lot No. 91 thence continuing eastwardly



along said line a distance of 10 feet to a point, which point lies 10 feet southeast of the East line of Lot No. 91; thence Northeastwardly a distance of 100 feet to a point in the south line of Sterrett Avenue and the North line of said Lots Nos. 91 and 88 a distance of 70.35 feet to the northwestwardly corner of said Lot No. 91 to the point of beginning.

Together with sewer easements as set forth in Deed Book 2178, page 452, Deed Book 2182, page 59, Deed Book 2462, page 18 and Deed Book 3755, page 696.

Deed Book 7831, Page 1497

Parcel No.: 172-0018-0067

### **PARCEL 16**

Situated in the City of Cincinnati, Hamilton County, Ohio and being known as Lot No. 90 of William H. Neff's Subdivision, as recorded in Plat Book 11, Page 58 of the Hamilton County, Ohio Records.

And also situate in the City of Cincinnati, Hamilton County, Ohio and being part of Lot No. 91 of William Howard Neff's Subdivision, as recorded in Plat Book 11, Page 58 of the Hamilton County, Ohio, Records, and more particularly described as follows: Beginning at the southwesterly corner of said Lot No. 91 of said subdivision; thence northeastwardly and along the westerly line of said Lot No. 91, 20 feet to a point; thence southeastwardly to a point in the easterly line of said Lot 91, which point is ten feet north of the southerly line of said Lot 91; thence southwestwardly along the easterly line of said Lot 91, 10 feet to the southeasterly corner of said Lot No. 91; thence westwardly and along the southerly line of said Lot 91, 53.21 feet to the southwesterly corner of said Lot 91, the point and place of beginning.

Deed Book 8145, Page 1556

Parcel No. 172-00018-0064 and 74 (cons.)

### **PARCEL 17**

Situated in the City of Cincinnati, Hamilton County, Ohio, and being known as Lot 89 of William H. Neff's Subdivision as recorded in Plat Book 11, Page 58 Hamilton County, Ohio Records.

Deed Book 8145, Page 1556

Parcel No.: 172-0018-0065

### **PARCEL 18**

Situated in the City of Cincinnati, Hamilton County, Ohio and being known as part of Lot No. 88 of William Howard Neff's Subdivision, as recorded in Plat Book 11, Page 58 of the Hamilton County, Ohio Records and more particularly described as follows, to-wit: Beginning at the northeast corner of said Lot No. 88 of said William Howard Neff's Subdivision; thence southwardly and along the easterly line of said lot, one hundred twenty-five and 90/100 (125.90) feet to a point, which point is the southeasterly corner of said lot; thence westwardly and along the southerly line of said lot, fifty-three and 21/100 (53.21) feet to the southwestwardly corner of said lot; thence northwardly and along the westerly line of said lot, then (10) feet to a point in the southerly line of property conveyed to Raymond D. Kelley by deed recorded in Deed Book 2463, Page 273, Hamilton County, Ohio Records; thence eastwardly along the southerly line of said Raymond D. Kelley's property 10 feet to the southeasterly corner of said Raymond D. Kelley's property; thence northwardly and along the easterly line of said Raymond D. Kelley's property to the southerly line of Sterrett Avenue and which point is 10 feet east of the northwesterly corner of said Lot No. 88; thence eastwardly and along the southerly line of Sterrett Avenue, Fifty and 35/100 (50.35) feet, more or less, to the point and place of beginning.

Deed Book 8145, Page 1556

Parcel No.: 172-0018-0068

#### **PARCEL 19**

Situated in the City of Cincinnati, Hamilton County, Ohio and being known, numbered and designated as Lots Numbered 67, 74 and 75 on the plat of William Howard Neff's Subdivision, which is now recorded in Plat Book 11, page 58, of the Plat Records of Hamilton County, Ohio.

Deed Book 7520, Page 2118

Parcel Nos.: 172-0018-0010, 11 & 12 (cons.)

#### **PARCEL 20**

Situated in the City of Cincinnati, County of Hamilton and State of Ohio, and in Section 25, Millcreek Township, and being parts of Lots 14, 15, 23, 24, 25 and 26 of Charles Lehman's Subdivision as recorded in Deed Book 109, Page 149, of the County Recorder's Office and part of Lot 11 of the Plat of Mt. Harrison as recorded in Deed Book 125, Page 612 of the Hamilton County, Ohio Records and being more particularly described as follows:

From a point in the center of Lehman road which lies south 87 deg. 45' East 46.86 feet and North 49 deg. 30' East 299.82 feet as measured along the center of Lehman Road from its intersection with the center of Orange Avenue; thence North 29 deg. 07' 40" West along the center of an outlet road provided in Charles Lehman's Subdivision,

394.94 feet to the place of beginning for this conveyance; thence North 29 deg. 07' 40" West, with the center of said outlet road, 80 feet; thence South 87 deg. 50' West 315.33 feet to the center of Orange Avenue; thence with the center of Orange Avenue, the following courses: North 39 deg. 45' West 277.85 feet, North 2 deg. 0' East 48.84 feet; thence North 21 deg. 15' East 83.16 feet, North 2 deg. 30' East 120.45 feet and North 7 deg. 45' West 60 feet; thence South 70 deg. 57' 30" East 513.55 feet; thence South 14 deg. 48' 40" East 358.12 feet; thence South 42 deg. 37' 30" West 100.86 feet to the place of beginning.

Deed Book 9630, Page 2456

Parcel No.: 172-13-86

### **PARCEL 21**

Being parts of Lot 11 of Mt. Harrison Subdivision as the same is recorded in Deed Book 125, Page 612, Hamilton County Recorder's Office and Lots 14 and 15 of C, Lehman's Subdivision as the same is recorded in Deed Book 47, page 610 and Deed Book 109, page 149, Hamilton County Recorder's Office, being more particularly described as follows:

Beginning at the most northwesterly corner of said Lot 15; thence eastwardly along the northerly line of Lots 15 and 14, 853.49 feet to a point; thence continuing along the boundary of Lot 14, southeastwardly 175 feet; thence southwestwardly along the boundary of said Lot 14, 270.60 feet to a point; thence northwestwardly 726 feet to a point in the center line of Orange Avenue, 122.16 feet southeastwardly from the most northerly intersection of said center line and the boundary of the two subdivisions; thence northwardly along the center line of Orange Avenue 122.16 to the subdivision line; thence along said subdivision line 172.26 feet to the place of beginning.

Deed Book 9630, Page 2456

Parcel No.: 172-13-25

### **PARCEL 22**

Situated in the County of Hamilton, in the State of Ohio and in the City of Cincinnati, and in Section 25, Millcreek Township and being part of Lots 14 and 26 of Charles Lehman's Subdivision as is recorded in Deed Book 109, Page 149, of the County Recorder's Office and being more particularly described as follows, to wit:

From a point in the center of Lehman Road which lies South 87 deg. 45' East, 46.86 feet and North 49 deg. 30' East, 299.82 feet as measured along the center of Lehman Road from its intersection with the center of Orange Avenue; thence North 29 deg. 07' 40" West along the center of an outlet road provided in Charles Lehman's Subdivision 354.94 feet to the place of beginning for this conveyance; thence North 29 deg. 07' 40"

West with the center of said outlet road 40 feet; thence North 42 deg. 37' 30" East 100.86 feet; thence North 14 deg. 48' 40" West, 358.12 feet; thence south 70 deg. 57' 30" East 200 feet; thence South 0 deg. 30' East 277.20 feet; thence South 6 deg. 46' 30" West, 33.71 feet; thence South 60 deg. 52' 30" West 162.85 feet to the place of beginning.

Deed Book 9630, Page 2456

Parcel No.: 172-13-26, 64 & 92 (cons.)

### **PARCEL 23**

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, lying in Sections 25, Town 3, Fractional Range 2 and Section 30, Town 4, Fractional Range 1, Miami Purchase, being part of Lot 25, CHARLES LEHMAN'S SUBDIVISION, as delineated on the plat of record in Deed Book 109, Page 149, and being all of the parcels of land conveyed as TRACT 4 – Parcel 1, TRACT 4 – Parcel 2, TRACT 4 – Parcel 3, and the 0.6122 acre tract conveyed as TRACT 11, to Summit View Partners, LLC by deed or record in O.R. 9468, Page 1827, records of the Recorder's Office, Hamilton County, Ohio, and being more particularly described as follows:

Begin for Reference at a point at the centerline intersection of Orange Avenue (an unimproved street 40.00 feet in width), and Lehman Road (60.00 feet in width);

Thence the following two (2) courses and distances along said centerline of Orange Avenue:

1. Thence N. 24 deg. 29' 43" W, a distance of 33.59 feet, to an iron pin found with cap stamped "Professional Surveying" at the southwesterly corner of said 0.6122 acre tract. Said iron pin being the POINT OF TRUE BEGINNING of the herein described tract;
2. Thence continue N. 24 deg. 29' 43" W, a distance of 621.21 feet, and along the westerly lines of said 0.6122 acre tract and aforesaid TRACT 4 – Parcel 1, to an iron pin found with cap stamped "Professional Surveying" at the common corner of said TRACT 4 – Parcel 1 and the parcel of land conveyed as TRACT 6 to Summit View Partners, LLC by deed of record in O.R. 9468, Page 1827;

Thence N 87 deg. 50' 17" E, a distance of 315.33 feet, along the northerly lines of said TRACT 4 – Parcel 1 and TRACT 4 – Parcel 2, and the southerly line of said TRACT 6, to a 5/8" iron pin set with cap stamped "Burgess and Niple 7660" at the northeasterly corner of said TRACT 4 – Parcel 2. Said iron pin being in the centerline of the "Outlet Road" (an unimproved road 20.00 feet in width) as delineated on the aforesaid plat of CHARLES LEHMAN'S SUBDIVISION;

Thence S 29 deg. 07' 40" E, a distance of 474.94 feet, (passing a Mag-Nail set in the northerly right-of-way line of aforesaid Lehman Road at a distance of 444-34 feet), along said centerline of the Outlet Road, easterly lines of said TRACT 4 – Parcel 2 and TRACT 4 – Parcel 3, and the westerly lines of said TRACT 6, and the parcels of land conveyed as TRACT 14 and TRACT 5 to Summit Partners, LLC by deed of record in O.R. 9468, Page 1827, to a point in the aforesaid centerline of Lehman Road at the common corner of said TRACT 4 – Parcel 3 and TRACT 5.

Thence S 49 deg. 30' 00" W, a distance of 199.25 feet, along said centerline of Lehman Road and southerly lines of said TRACT 4 – Parcel 3, and TRACT 4 – Parcel 1, to a point at a southwesterly corner of said TRACT 4 – Parcel 1;

Thence N 24 deg. 30' 00" W, a distance of 31.21 feet, along the westerly line of said TRACT 4 – Parcel 1, to a point in the northerly right-of-way line of said Lehman Road. Said point being the southeasterly corner of the aforesaid 0.6122 acre tract;

Thence the following four (4) courses and distances along said northerly right-of-way line of Lehman Road and southerly lines of the 0.6122 acre tract:

1. Thence S 49 deg. 30' 00" W, a distance of 65.15 feet, to the point of curvature of a non-tangent curve concaving to the north;
2. Thence westerly along arc of said curve to the right having a radius of 250.84 feet, a central angle of 12 deg. 50' 17", and a chord bearing S 70 deg. 24' 56" W, a chord distance of 56.09 feet, an arc distance of 56.21 feet; to a point in the westerly right-of-way line of aforesaid Orange Avenue;
3. Thence S 24 deg. 29' 43" E, a distance of 22.40 feet, along said westerly right-of-way line of Orange Avenue, to a point;
4. Thence N 87 deg. 46' 00" W, a distance of 22.40 feet, to the POINT OF BEGINNING. Containing 4.014 acres, more or less, and being subject to all easements, restrictions, and rights-of-way of record.

The bearings shown in the above description are based on bearing of N 49 deg. 30' 00" E, for the westerly right-of-way line of Lehman Road as delineated on the "Boundary Survey" prepared by Professional Surveying Services dated August 5, 2003.

Deed Book 9630, Page 2456

Parcel No.: 172-13-27, 28, 29 & 91 (cons.)

## **PARCEL 24**

Situated in the City of Cincinnati, Hamilton County, Ohio and being known, numbered and designated as Lots Nos. 58 and 59 of William Howard Neff's Subdivision as per plat

recorded in Plat Book 11, Page 58 Hamilton County, Ohio Plat Records. Each of said lots front fifty (50) feet on the southerly side of Lehman Road and extends back in depth a distance of one hundred fifty (150) feet.

Deed Book 9262, Page 5029

Parcel No.: 172-18-7 & 8 (cons.)

#### **PARCEL 25**

Situated in Cincinnati, Hamilton County, Ohio, and being known and described as all of Lot No. 68, and the west 10 feet of Lot No. 73, Wm. H. Neff's Subdivision as recorded in Plat Book 11, page 58, Hamilton county, Ohio Plat Records.

Deed Book 8985, Page 4351

Parcel No.: 172-18-26 & 27 (cons.)

#### **PARCEL 26**

Situated in the City of Cincinnati, Hamilton County, Ohio, and in the northwest corner of Section 30, Town 4, Fractional Range 1, Storr's Township, and commencing on the south side of Lehman Avenue eleven hundred and five and seventy-four (1105.74) hundredths feet east of the west section line; thence south parallel to said section line one hundred and fifty (150) feet; thence east parallel to Lehman Avenue fifty (50) feet; thence north parallel to said section line one hundred fifty (150) feet to the south line of Lehman avenue; thence west with south line of Lehman Avenue fifty (50) feet to the place of beginning. Beign all of lot numbered sixty-six (66) on the plat of subdivision by W.H. Neff, recorded in Plat Book 11, Page 58.

Deed Book 10586, Page 2457

Parcel No.: 172-0018-0009

#### **PARCEL 27**

Situated in the City of Cincinnati, Hamilton County, Ohio, and being known and designated as the east 40 feet of Lot 73 and the west 10 feet of Lot 76 of William H. Heff's Subdivision, as recorded in Plat Book 11, page 58, Hamilton County, Ohio Records.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

Deed Book 10965, Page 243

Parcel No.: 172-0018-0028 & 78 (cons.)